

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: <u>Medford Housing Authority</u> PHA Code: <u>MA015</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>2009</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 480 Number of HCV units: 987					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.					

PHA Plan Update

EXECUTIVE NARRATIVE

Reason for Revision of Agency Plan

The U. S. Department of Housing and Urban Development (HUD), pursuant to the American Recovery and Reinvestment Act (ARRA) of 2009 Capital Fund Formula Grant, has authorized public housing authorities to utilize such funding to “construct or acquire” new federal ACC units that will exceed each PHA’s baseline unit count imposed by the Faircloth Amendment in October, 1999. Therefore, with regards to ARRA funding, PHAs can utilize such funding to “construct or acquire” new public housing without section 9(g)(3) restrictions so long as no other federal public housing or capital funds are used.

In response to this opportunity, the MHA has revised its Agency Plan and ARRA budget and will submit a Development Proposals to HUD to federalize two existing state housing developments. These developments contain 225 dwelling units and include La Prise Village Family (150 units) and Weldon Manor Elderly (75 units). The amount of ARRA funds budgeted for this purpose inclusive of administration and architectural fees and costs is:

Weldon Manor - \$214,016

La Prise Village - \$ 799,247

Because the residents currently occupying these units are eligible under federal public housing guidelines, no resident will be required to move from their apartment.

Goal:

Acquire or build units or developments: to acquire and federalize the MHA’s existing Massachusetts state housing program units, particularly La Prise Village (150 units of family housing) and Weldon Manor (75 units of elderly housing) state developments

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The Medford Housing Authority adopted an Affirmatively Furthering Fair Housing Statement, which statement has been incorporated into our Section 8 Administrative Plan, ACOP, and Master Management Resolution.

The Medford Housing Authority had planned to designate four public housing developments for occupancy by only elderly. At this time we are removing this component from our MHA 5-year and Annual Plan. We may in the future apply for such a designation and at that time will include information regarding our application in our MHA Plan.

The Medford Housing Authority is currently working to acquire or build units, and is currently working to federalize the existing Massachusetts state housing program units, particularly LaPrise Village (150 units of family housing) and Weldon Manor (75 units of elderly housing) state developments.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The Medford Housing Authority 5-Year and Annual PHA Plan including the following elements may obtained and viewed at the Medford Housing Authority Administrative Offices located at 121 Riverside Avenue, Medford, MA 02155

6.1 Eligibility, Selection and Admissions Policies, including Waiting List Procedures, and Rent Determination Policy including the Methodology for selecting flat rents, and schedule of flat rents.

These are defined in the Medford Housing Authority ACOP available at the Medford Housing Authority Administrative Offices. Flat rents are discussed and accepted or rejected with full participation of the Resident Advisory Board and listed in Attachment A to this Plan.

6.2 Financial Resources (FYB 2009)

The Medford Housing Authority Financial Resources are available at the Medford Housing Authority Administrative Offices located at 121 Riverside Avenue, Medford, MA 02155.

6.3 Rent Determination

Rent Determination is defined in the Medford Housing Authority ACOP and Section 8 Administrative Plan available at the Medford Housing Authority Administrative Offices at 121 Riverside Avenue, Medford. Rent Determination for both Federal Public Housing and Section 8 are also available through the U.S. Department of Housing and Urban Development.

6.4 Operations and Management

The Medford Housing Authority Operations and Management Procedures are incorporated into the Medford Housing Authority Master Management Resolution, and Maintenance Plan and Preventative Schedule both available at the Medford Housing Authority Administrative Offices at 121 Riverside Avenue, Medford.

6.5 Grievance Procedures

PHA established grievance procedures as required by 24 CFR Part 966, Subpart B, for residents of public housing.

PHA established grievance procedures as required by 24 CFR 982 for Section 8.

The Medford Housing Authority Grievance Procedures are available at the Medford Housing Authority Administrative Offices at 121 Riverside Avenue, Medford.

6.6 Designated Housing for elderly and Disabled Families

The Medford Housing Authority has no plan to designate or apply for designation of elderly and disabled families in the upcoming fiscal year.

6.7 Community Service and Self-Sufficiency

6.0

6.0	<p>6.12 Asset Management</p> <p>The Medford Housing Authority has begun its implementation of Asset Based Management. We have structured our Accounting, Management and Maintenance Operations toward Asset Based Management. Our organizational structure is created with a Central Office for our AMP with our staff designated to this structure. A statement of organization is available at the Medford Housing Authority Administrative Offices at 121 Riverside Avenue, Medford.</p> <p>6.13 Violence Against Women Act</p> <p>The Medford Housing Authority is committed to assist victims of domestic violence. Our Violence Against Women Policy is attached as Attachment D</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>The Medford Housing Authority has a Section 8 Homeownership program in conjunction with the Lynn Housing Authority who will administer the policy. We use the criteria set forth in their program except for Medford Housing Authority Section 8 Housing Voucher Holders will be allowed in any community within a 25 mile radius of Medford. At this time it is our plan to continue our Section 8 Homeownership Program as long as the Lynn Housing Authority is available to administer for us, and as long as we determine that funding is sufficient.</p> <p>Please see Attachment A regarding Project Based Voucher.</p> <p>The Medford Housing Authority is currently working with the City of Medford requesting proposal from qualified non-profit property owners for the purpose of providing affordable housing within the geographical limits of the City of Medford.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. Attached</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Attached</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See Attachment E</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required: the Medford Housing Authority will attempt to acquire, absorb or federalize its state public housing program units, particularly LaPrise Village (150 Units of family housing) and Weldon Manor (75 Units of elderly housing) state developments, in order to maintain affordability for occupant families.</p> <p>See Attachment F</p>

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The Medford Housing Authority made progress in a number of areas for which goals were established. The Authority strengthened its financial position while at the same time maintaining and improving its properties and updating the equipment in both the maintenance department and administrative office. Many apartments and development interiors were painted and/or renovated, thus improving the aesthetic quality of the living environment in most of the developments. Safety and Security at the developments have been a high priority over the last five years, and we expect that the security enhancements to the developments will show noticeable improvements in the next five years. There were ongoing enhancements to some management and maintenance procedures.</p> <p>We have made continual efforts to improve customer satisfaction and management procedures which we believe have been beneficial to our residents and our operational effectiveness.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><u>Definition of Substantial Deviation and Significant Amendment or Modification</u> (Component 18 Part D)</p> <p>The Medford Housing Authority hereby defines substantial deviation and significant amendment or modification as any change in policy which significantly and substantially alters the Authority’s stated mission and the persons the Authority serves. This would include admissions preferences, demolition or disposition activities, and homeownership or conversion programs. Discretionary or administrative amendments consonant with the Authority’s stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) Attached</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) Attached</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) Attached</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) Attached</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) Attached</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations See Attachment A.</p> <p>(g) Challenged Elements See Attachment A</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) Attached</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) Attached</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development.

1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

(b) Demolition and/or Disposition.

With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.

(c) Conversion of Public Housing.

With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

(d) Homeownership. A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) Project-based Vouchers. If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a)** To submit the initial budget for a new grant or CFFP;
- (b)** To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c)** To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

- 1. At the end of the program year; until the program is completed or all funds are expended;
- 2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
- 3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**
- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

**(REFERRED TO IN PLAN AS ATTACHMENT A
MEDFORD HOUSING AUTHORITY**

(1) Flat Rents

The Medford Housing Authority has adopted monthly flat rents as follows:

1 Bedroom = \$ 989.00

2 Bedroom = \$1,139.00

3 Bedroom = \$1,277.00

4 Bedroom = \$1,494.00

(2) Definition of Substantial Deviation and Significant Amendment or Modification
(Component 18 Part D)

The Medford Housing Authority hereby defines substantial deviation and significant amendment or modification as any change in policy which significantly and substantially alters the Authority's stated mission and the persons the Authority serves. This would include admissions preferences, demolition or disposition activities, and homeownership or conversion programs. Discretionary or administrative amendments consonant with the Authority's stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.

(3) The Medford Housing Authority is participating in the Section 8 Centralized Waiting List through Massachusetts NAHRO.

(4) Due to the uncertainty, as of this time, of HUD funding for the Section 8 Program, it is the consensus of the RAB, and it is agreed, that the Medford Housing Authority will determine, at some later time, all of the following:

- a. Whether or not to continue or to suspend all unused vouchers.
- b. Whether or not to issue or cease to issue, for an indefinite period of time, any new vouchers.
- c. Whether or not to execute any new leases.
- d. Whether or not to reduce landlord rents for existing leases by any stated percentage.
- e. Whether or not to continue the Section 8 Homeownership Program.
- f. Whether or not to continue the Section 8 FSS Program.
- g. Whether or not to refuse to host any portability vouchers from other housing authorities.
- h. Whether or not to reduce, by any particular percentage, the administrative fees paid to other housing authorities administering MHA vouchers.
- i. Whether or not to reduce the Section 8 Payment Standard by a particular percentage.

- j. Whether or not the federal and/or state public housing waiting list should be closed and on what date and for what length of time.
- k. Whether or not the use of living/sleeping area and allocation of bedroom sizes based on age and sex of children should be continued pursuant to MHA Board vote.

All of the above considerations shall be decided at a subsequent time by the Medford Housing Authority, and such decision will be deemed incorporated in and adopted as, part of this plan, and shall not be deemed a substantial deviation and/or significant amendment or modification of this plan, even though determined at a later date.

- (5) The following are changes to be made to the Section 8 Administrative Plan and Tenant Selection and Continued Occupancy Policy:

Foster Child

Notwithstanding any law, rule, regulation or policy to the contrary, consent may be given concerning residence for a foster child provided:

- a) The existing unit size is adequate for all household members including the foster child or children without seeking any change of household unit, bedroom size, allowance, or other accommodation, and without violating any of the federal, state or Medford Housing Authority occupancy requirements or guidelines, and
- b) The foster child has been permanently placed or assigned, under the guardianship of the head of household, by a Court or duly authorized State agency, and
- c) The Medford Housing Authority shall not be responsible for any costs in connection therewith, and
- d) In the discretion of the Medford Housing Authority, the residence of the foster child shall not serve to interfere with the rights, health, or safety of any other resident.

Live-In Aide

Notwithstanding any law, rule, regulation or policy to the contrary, consent may be given concerning residence for a live-in aide provided:

- a) The existing unit is adequate for all household members including the live-in aide without seeking any change of household unit, bedroom size allowance, or other accommodations, and without violating any of the federal, state of Medford Housing Authority occupancy requirements or guidelines, and

b) The live-in aide would not ordinarily be living in the unit or with the household, and would not be considered and has never been considered a member of the household, and has no responsibility for the support of any member of the household, and

c) Can document, to the satisfaction of the Medford Housing Authority, that said live-in aide has the training, and experience, and qualifications, including certifications, to assist the household member or members for whom the aid is intended, and

d) It can be documented, to the satisfaction of the Medford Housing Authority, that assistance is necessary for one or more members of the household, and that said live-in-aide assistance is the only assistance and/or the most appropriate assistance for one or more household members, and

e) The Medford Housing Authority shall not be responsible for any costs in connection therewith, and

f) In the discretion of the Medford Housing Authority, the residence of the live-in aide shall not serve to interfere with the rights, health, or safety of any other resident. The Medford Housing Authority shall request and utilize CORI information, Credit checks, and other references as part of this determination process.

Nothing in the above policies concerning residence of a foster child or live-in aide shall be utilized in violation of any of the Authority's legal obligations or responsibilities under any federal or state law, rule, or regulation.

The Medford Housing Authority's Tenant Selection Policies, Admission and Continue Occupancy Policies and Section 8 Administrative Plan shall be hereby amended to reflect the adoption and immediate implementation of the above policies concerning residence of a foster child and live-in aide.

(6) The following was agreed by the RAB at it's meeting of April 11, 2006:

The Medford Housing Authority intends to submit to HUD, a request that the Medford Housing Authority designate all Medford Housing Authority federal developments under the Asset Management Project (AMP) system as one project, thereby combining all developments into one AMP number. The RAB agrees with the Medford Housing Authority request to do so as this methodology will improve the operational efficiency and effectiveness of managing public housing and better preserve and protect each asset or development.

- (7) The following was agreed by the RAB at it's meeting of September 5, 2007:

To place up to 100 Section 8 Vouchers into a Project Based Voucher program in buildings or developments owned, managed, or operated by various other housing authorities, non-profit agencies, or state-aided housing programs, pursuant to applicable federal and state statutes, laws, and regulations, and/or in such appropriate situations as allowed by federal and state statutes, laws or regulations so as to maximize appropriate utilization of these resources and/or expand housing opportunities.

- (8) The following was agreed by the RAB at it's meeting of April 29, 2008:

Change flat rents by an increase of 1%.

New Monthly Flat Rents

1 Bedroom = \$ 989.00

2 Bedroom = \$1,139.00

3 Bedroom = \$1,277.00

4 Bedroom = \$1,494.00

The RAB also recommended that under

13. PHA Safety and Crime Prevention Measures

B. Crime and drug prevention activities the PHA has undertake

-: the MHA check the box marked

“Activities targeted to at-risk youth, adults, or seniors.”

- (9) The following statement was made by the RAB at its meeting of April 15, 2009.

The members of the RAB indicated that they did not wish to make any significant changes to the Medford Housing Authority Annual Plan as a new Executive Director will be starting in the near future and at that time the RAB will meet with the Executive Director for discussion of the MHA Plan and any future plans for the Authority.

The members of the RAB work with the Executive Director each year to determine the flat rents; however, this year the RAB requested that we do not increase the flat rents.

- (8) The following was agreed by the RAB at it's meeting of August 14, 2009

The members of the RAB met with he Executive Director for a discussion of creating new units of low income housing for the Medford Housing Authority and the use of ARRA Funds to federalize the one state family development (LaPrise Village) and one state elderly/disabled development (Weldon Manor). Members of the RAB were

enthusiastic and requested that the housing authority move forward with these plans and submit an application to HUD.

Also discussed was the ROSS Grant and the RAB members asked that an application be submitted by the Medford Housing Authority.

Members of the RAB are

Michael Penta, Willis Avenue Family Buildings
Arlene Auterio, Tempone Manor Elderly/Disabled Building
Maryann Costa, Section 8
Marilyn McNamara, Saltonstall Building

(REFERRED TO IN PLAN AS ATTACHMENT B)
MEDFORD HOUSING AUTHORITY

Affirmatively Furthering Fair Housing Statement

The Medford Housing Authority, as one of the largest landlords in the City of Medford, has a great opportunity to support the City of Medford's goals to **overcome impediments to Fair Housing Choice, remedy discrimination in housing, and promote fair housing rights** and fair housing choice: The MHA works with the City to extend any and all opportunities to overcome any impediments in all programs. The programs include public housing, for both families and elderly/disabled, as well as the Section 8 Housing Choice Voucher Program. In public housing the Medford Housing Authority has trained its staff to be sensitive and responsive to housing discrimination issues as well as disabled/handicapped issues including requests for reasonable accommodation. In the Section 8 Housing Choice Voucher Program, we have an active FSS Program and we also cooperate with another housing authority in the administration of an FSS Homeownership Program. In the Section 8 Program we also promote fair housing choice through the use of a Centralized Waiting List where approximately 68 different communities throughout Massachusetts maintain one common centralized waiting list to encourage and facilitate an easier application process with a wider variety of fair housing choice.

With regard to our public housing modernization programs, our staff is aware of and complies with requirements for MBE/WBE and Section 3 documentation for minority and women-owned business and resident participation in construction contracts and subcontracts.

A. Overcoming the Effects of Impediments to Fair Housing Choice.

We have taken a number of steps to overcome the effects of impediments to fair housing choice identified in our jurisdictions Analysis of Impediments to Fair Housing Choice as follows:

1. We regularly participate in discussions, conferences, or fair housing workshops and outreach efforts held by the City to disseminate fair housing information to individuals, community organizations, banks, realtors, etc.
2. The Medford Housing Authority Executive Director has participated in discussions whereby the City of Medford has scheduled meetings with one or more neighboring communities to address the needs of low income individuals and the need for affordable housing, as well as the need to address services required to avoid potential homelessness.

3. Assisting the City by participating in affirmative marketing for affordable housing sales and rentals. The Medford Housing Authority helps to disseminate marketing information and has allowed the use of its community room for workshops, seminars, drawing of lotteries, etc.

4. The Medford Housing Authority works actively with the Diversity Director of the City of Medford to work proactively to identify or address housing discrimination issues and problems, including issues of bias, race, reasonable accommodation and other existing inequities.

5. The Medford Housing Authority has held discussions with the City of Medford Diversity director regarding the need for handicapped accessible housing units and our efforts in alleviating or responding to said need.

6. The Medford Housing Authority has worked with the city of Medford and real estate developers to assist in the housing lottery selection for first time homebuyers who are on the waiting list for affordable housing.

B. Remedying Discrimination in Housing.

We have taken specific steps to remedy discrimination in housing, as follows:

The Medford Housing Authority distributes at its Section 8 Briefings various forms relative to pursuing housing discrimination complaints. Every Medford Housing Authority Section 8 briefing includes a detailed discussion of various housing discrimination issues and the method by which they can be addressed and remedied. The Medford Housing Authority staff also discusses and explains these issues, including various rights, obligations and penalties for failure to comply with fair housing laws, to landlords who appear to be illegally discriminating or who are involved in questionable discriminatory practices, or where there is any concern in this regard initiated either by Medford Housing Authority staff observation or by Section 8 participant information.

C. Promoting Fair Housing Rights and Fair Housing Choice.

We have taken specific steps to promote fair housing rights and fair housing choice, as follows:

1. The Medford Housing Authority works closely with and cooperates with the City of Medford's Diversity Director and the various organizations she coordinates, including the Human Rights Commission and the Fair Housing Subcommittee.

2. At all our Section 8 briefings we disseminate information not only about the various organizations, neighborhoods, services, counseling opportunities, and employers in Medford, but also a list of the other housing authorities throughout Massachusetts to advise participants of the portability program which promotes wide spread fair housing choice throughout the entire state. The briefing sessions also provide participants with

verbal and written information regarding lead paint issues and dangers. The briefings also extensively discuss the fair housing rights of participants and the various choices Section 8 participants have relative to fair housing choices both in Medford and in other jurisdictions. The Medford Housing Authority disseminates and discusses housing discrimination information and provides an explanation sheet and forms, including housing discrimination forms. The information provided relates to all protected classes which include race, color, national origin, religion, sex, disability, source of income, and familial status.

3. The Medford Housing Authority continually works to further housing choice by encouraging property owners to participate as landlords in our Section 8 program. We have also signed contracts with an increasing number of minority landlords to house applicants from our Section 8 waiting list. We have worked with landlords to overcome any communications issues because of Limited English proficiency.

4. Our Family Self Sufficiency Program, Homeownership Program, participation in the Centralized Waiting List, staff training relative to housing discrimination issues, and active support and encouragement of voucher portability to various communities all serve to promote fair housing rights and fair housing choice.

D. Housing Choice Voucher Family-Self Sufficiency Program

We shall take reasonable steps to affirmatively further fair housing in our HCV FSS Program and will maintain records of those steps and their impacts. Reasonable steps include: 1) advertising widely in the community for the coordinator positions or positions; 2) marketing the program to all eligible person, including person with disabilities and person with limited English proficiency; 3) making buildings and communications that facilitate applications and service delivery accessible to persons with disabilities (see, for example, HUD's rule on effective communications at 24 CFR 8.6); 4) providing fair housing counseling services or referrals to fair housing agencies; 5) informing participants of how to file a fair housing complaint, including providing the toll-free number for the Housing Discrimination Hotline: 1-800-669-9777; and 6) if the program has a goal of homeownership or housing mobility, recruiting landlords and service providers in areas that expand housing choice to program participants. Record-keeping covers, but is not limited to, the race, ethnicity, familial status, and disability status of program participants.

(REFERRED TO IN PLAN AS ATTACHMENT C)

**VAWA COMPLIANCE
MEDFORD HOUSING AUTHORITY**

The Medford Housing Authority has for approximately the past five years, been involved with and actively participating in a number of activities and/or programs whose goals and objectives are to support and assist the victims of domestic violence, both in our Public Housing and Section 8 programs. The Authority works cooperatively with the Domestic Violence Unit of the Medford Police Department and has sponsored or supported domestic violence awareness sessions in our family public housing development. Additionally, the Authority established a Domestic Violence Voucher Program whereby a set-aside of Section 8 vouchers was made available to victims of domestic violence who were referred to us by the Victims Witness Advocates of the various District Attorneys Offices in five counties and seven District Courts in Massachusetts. This program was conducted in concert with a consortium of seven housing authorities. These programs, policies and procedures preceded the passage of the Violence Against Women Act by approximately two years.

Violence Against Women Act Policy

The Medford Housing Authority Admissions and Continued Occupancy and Section 8 Administrative Plan are hereby amended as follows:

The Section Related to tenant selection/suitability is amended by adding the follows:

No applicant for public housing who has been a victim of domestic violence, dating violence, or stalking shall be denied admission into the program if they are otherwise qualified.

An incident or incidents or actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

The Housing Authority may terminate the assistance to remove a lawful occupant or tenant who engages in criminal or threatened acts of violence or stalking to family members or others without terminating the assistance or evicting victimized lawful occupants.

The Housing Authority may honor court orders regarding the rights and access or control of the property, and other orders issued to protect the victim and disused to address the distribution or possession or property among household members where the family “breaks up.”

There is no limitation on the ability of the Housing Authority to evict for other good cause unrelated to the incident or incidents of domestic violence, dating violence or stalking other than the victim may not be subject to a “more demanding standard” than non-victims.

There is no prohibition of the Housing Authority evicting if it “can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant’s (victim’s) tenancy is not terminated.”

Any protections provided by law which give greater protection to the victim are not superseded by these provisions.

The HA may require certification by the victim of victim status on such forms as the HA and/or HUD shall prescribe or approve.

(REFERRED TO IN PLAN AS ATTACHMENT D)

**HOUSING NEEDS
MEDFORD HOUSING AUTHORITY**

The Chart below is based on information contained in the Consolidated Plan for the City of Medford and other data available to the Medford Housing Authority. In the “Overall” column, is the estimated number of renter families that have housing needs. The remaining characteristics are rated from 1 to 5, with one being “no impact” and 5 being “severe impact.”

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	2,041	5	5	2	2	2	2
Income >30% but <=50% of AMI	1,313	5	5	2	2	2	2
Income >50% but <80% of AMI	1,336	5	5	2	2	2	2
Elderly	2,188	5	5	2	2	2	2
Families with Disabilities	1,486	5	5	2	5	2	2
Race/Ethnicity (W)	7,642	5	5	2	2	2	2
Race/Ethnicity (B)	627	5	5	2	2	2	2
Race/Ethnicity (H)	178	5	5	2	2	2	2
Race/Ethnicity	72	5	5	2	2	2	2
Race/Native Am.	19	5	5	2	2	2	2

The sources used by the Medford Housing authority to create the above table are:

Consolidated Plan of the Jurisdiction Year 2003; and
U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset

Housing Needs of Families on the Medford Housing Authority State and Federal Public Housing Authority-Wide Waiting List			
The Medford Housing Authority Waiting Lists are currently open			
	# of families	% of total families	Annual Turnover
Waiting list total	2,134		
Extremely low income	1,925	90.2%	

Housing Needs of Families on the Medford Housing Authority State and Federal Public Housing Authority-Wide Waiting List The Medford Housing Authority Waiting Lists are currently open			
Very low income	41	1.9%	
Low income	168	7.9%	
Families with children	1,571	73.6%	
Elderly families	7	0.3%	
Families with Disabilities	2	1.2%	
Race/ethnicity (W)	952	44.6%	
Race/ethnicity (H)	10	0.5%	
Race/ethnicity (B)	635	29.8%	
Race/ethnicity (AS)	15	0.7%	
Race/ethnicity (Other)	5		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	539	25.3%	
2 BR	999	46.8%	
3 BR	567	26.6%	
4 BR	29	1.4%	
5 BR			
5+ BR			

Housing Needs of Families on the Medford Housing Authority State MRVP, ARVP, HCV Tenant-Based Assistance Centralized Waiting List The Medford Housing Authority Tenant Based Assistance Programs applicants are drawn from the MassNAHRO Centralized Waiting Lists which are open.			
	# of families	% of total families	Annual Turnover
Waiting list total	75,825		
Extremely low income <=30% AMI	73,084	96.39%	

**Housing Needs of Families on the Medford Housing Authority
State MRVP, ARVP, HCV Tenant-Based Assistance
Centralized Waiting List**

The Medford Housing Authority Tenant Based Assistance Programs applicants are drawn from the MassNAHRO Centralized Waiting Lists which are open.

Very low income (>30% but <=50% AMI)	2,964	3.91%	
Low income (>50% but <80% AMI)	169	0.22%	
Families with children	27,466	36.22%	
Elderly families	4,319	5.70%	
Families with Disabilities	24,990	32.96%	
Race/ethnicity (W)	32,720	43.15%	
Race/ethnicity (H)	28,573	37.68%	
Race/ethnicity (B)	13,659	18.01%	
Race/ethnicity (AS)	2,246	2.96%	
Race/ethnicity (AI)	1,269	1.67%	
Race/ethnicity (PI)	247	0.33%	

(REFERRED TO IN PLAN AS ATTACHMENT E)

**STRATEGY FOR ADDRESSING HOUSING NEEDS
MEDFORD HOUSING AUTHORITY**

The Medford Housing Authority works closely with the City of Medford Community Development Department and participates in their preparation of the Consolidated Plan relative to Housing Needs for resident of the City of Medford.

Based on funding constraints, staffing constraints, limited availability for sites available for housing, evidence of housing needs as demonstrated in the City of Medford Consolidated Plan, and with the consultation of State government, the Medford Housing Authority and Resident Advisory Board together believe the Medford Housing Authority strategies for addressing the housing needs in City of Medford the upcoming year of our MHA Plan include:

1. Employing effective maintenance and management policies to minimize the number of public housing units off-line.
2. Reducing turnover time for vacated public housing units.
3. Reducing time to renovate public housing units.
4. Maintaining or increasing section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
5. Undertaking measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
6. Applying for additional section 8 units should they become available.
7. Applying for special-purpose vouchers targeted to families with disabilities, should they become available.
8. Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required: the Medford Housing Authority will attempt to acquire, absorb or federalize its state public housing program units, particularly LaPrise Village (150 Units of family housing) and Weldon Manor (75 Units of elderly housing) state developments, in order to maintain affordability for occupant families.

Also, at this time the Medford Housing Authority and City of Medford are working together to contract with non-profit property owners for allocation of Project Based Voucher (PBV) for residential buildings of not less than 2 units nor more than 20

units of which 100% of units would be for Elderly/Disabled units or 25% for family units.

The Consolidated Plan for the City of Medford includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statements of housing needs in the jurisdiction.

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: MA06P015501-09 Replacement Housing Factor Grant No: Date of CFFP:		FY of Grant: 2009 FY of Grant Approval:	
PHA Name: Medford Housing Authority					
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Total Estimated Cost Revised ¹	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	79,631.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	685,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval:	
PHA Name: Medford Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P015501-09 Replacement Housing Factor Grant No: Date of CFFP:		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	16,679.00	
20	Amount of Annual Grant: (sum of lines 2 - 19)	796,310.00	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures	540,000.00	
Signature of Executive Director		Signature of Public Housing Director	
Date: 11-12-09		Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.

⁴ RHF funds shall be included here.

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

PHIA Name: Medford Housing Authority

Federal FTY of Grant: 2009

Pages

Part I: Summary

PHA Name/Number Medford Housing Authority		Locality (City/County & State)		Original 5-Year Plan		Revision No:
Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013	
A. MA015000001						
3. Physical Improvements Subtotal		699,600.00	700,000.00	705,000.00	709,000.00	
4. Management Improvements						
D. PHA-Wide Non-dwelling Structures and Equipment						
E. Administration		79,631.00	79,631.00	79,631.00	79,631.00	
F. Other Contingency		17,079.00	16,679.00	11,679.00	7,679.00	
G. Operations						
H. Demolition						
I. Development						
J. Capital Fund Financing – Debt Service						
K. Total CFP Funds		796,310.00	796,310.00	796,310.00	796,310.00	
L. Total Non-CFP Funds						
M. Grand Total		796,310.00	796,310.00	796,310.00	796,310.00	

Page 2 of 6

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year 2010 FFY			Work Statement for Year: 2011 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	MA015000001:			MA015000001:		
	Willis			Willis		
	Gutter Guard Mod	150	100,000.00	Water Heater Mod	20	50,000.00
				Storm Door Mod	300	110,000.00
	Saltonstall			Bldg. Entry Door Mod	150	50,000.00
	Electric Heat Convert Phase II	200	520,000.00	Saltonstall		
				Compactor Up-grade	1	25,000.00
	Phillips			Comm. Area Painting	1	50,000.00
	Comm. Area Paint	1	5,100.00	Comm. Area Carpet	1	125,000.00
				Comm. Area Furniture	1	30,000.00
	Doherty			Ceiling Fan Upgrade	200	40,000.00
	Comm. Area Paint	1	4,500.00			
				Phillips		
	Tempone			Entry Door Vestibule Mod	2	15,000.00
	Comm. Area Paint	1	20,000.00			
	Ceiling Fan Upgrade	100	30,000.00	Doherty		
	Comm. Area Furniture	3	20,000.00	Entry Door Vestibule Mod	2	15,000.00
				Tempone		
				Compactor Upgrade	1	20,000.00
				Comm. Area Ventilation A/E	100	15,000.00
				Comm. Area Vent Mod	100	135,000.00
				Waterproof Exterior Bldg.	100	20,000.00
	PHA Wide	Admin	79,631.00	PHA Wide	Admin	79,631.00
		Contingency	17,079.00		Contingency	16,679.00
	Subtotal of Estimated Cost		796,310.00	Subtotal of Estimated Cost		796,310.00

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year 2010 FFY 2009		Work Statement for Year 2011 FFY 2009	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	MA015000001 Willis		MA015000001 Willis	
	Gutter Guard Mod	100,000.00	Water Heater Mod	50,000.00
			Storm Door Mod	110,000.00
	Saltonstall			
	Elec. Heat Convert PH II	520,000.00	Saltonstall	
			Bldg Entry Door Mod	50,000.00
	Doherty		Compactor Upgrade	25,000.00
	Common Area Paint	4,500.00	Common Area Paint	50,000.00
			Common Area Carpet Upgrade	125,000.00
	Phillips		Common Area Furniture	30,000.00
	Common Area Paint	5,100.00	Ceiling Fan Upgrade	40,000.00
	Tempone		Doherty	
	Common Area Paint	20,000.00	Entry Door Vestibule Mod	15,000.00
	Ceiling Fan Upgrade	30,000.00		
	Common Area Furniture	20,000.00	Phillips	
			Entry Door Vestibule Mod	15,000.00
			Tempone	
			Compactor Upgrade	20,000.00
			Common Area Ventilation	15,000.00
			Common Area Vent Mod	135,000.00
			Waterproof Bldg Exterior	20,000.00
	PHA Wide	79,631.00	PHA Wide	79,631.00
	Admin		Admin	
	Contingency	17,079.00	Contingency	16,679.00
	Subtotal of Estimated Cost	796,310.00	Subtotal of Estimated Cost	796,310.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year 2012			Work Statement for Year: 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	MA015000001:			MA015000001:		
	Willis			Willis		
	Playground Mod	150	125,000.00	Kitchen Floor/Count tops	150	225,000.00
	Water/Sewer Infra Mod	150	400,000.00	Increase/upgrade site lights	150	90,000.00
	Site elec. Transformers	30	120,000.00			
	Landscaping Upgrade	30	20,000.00			
				Saltonstall		
				Granite Curb Parking Area	200	30,000.00
	Doherty			Balcony Door Upgrade	200	100,000.00
	Landscape Upgrade	15	10,000.00			
				Doherty		
				Bath Mod	15	105,000.00
	Phillips					
	Landscape Upgrade	15	10,000.00			
				Phillips		
				Bath Mod	17	119,000.00
	Tempone					
	Landscape Upgrade	100	20,000.00			
				Tempone		
				Perimeter Fencing	100	40,000.00
	PHA Wide			PHA Wide		
		Administration	79,631.00	Administration		79,631.00
		Contingency	11,679.00	Contingency		7,679.00
		Subtotal of Estimated Cost	796,310.00		Subtotal of Estimated Cost	796,310.00

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year 2012 FFY 2009		Work Statement for Year 2013 FFY 2009	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	MA015000001		MA015000001	
	Willis		Willis	
	Playground Mod	125,000.00	Kitchen Flooring and Counter Tops	225,000.00
	Water/Sewer Infra Mod	400,000.00	Increase Upgrade Site Lights	90,000.00
	Site Electric Transformers	120,000.00		
	Landscaping Upgrade	20,000.00	Saltonstall	
			Granite Curbing Plk Areas	30,000.00
	Doherty		Balcony Door Upgrade	100,000.00
	Landscaping Upgrade	10,000.00		
			Doherty	
			Bath Mod	105,000.00
	Phillips			
	Landscaping Upgrade	10,000.00	Phillips	
			Bath Mod	119,000.00
	Tempone			
	Landscaping Upgrade	20,000.00	Tempone	
			Perimeter Fencing	40,000.00
	PHA Wide		PHA Wide	
	Admin	79,631.00	Admin	79,631.00
	Contingency	11,679.00	Contingency	7,679.00
	Subtotal of Estimated Cost	796,310.00	Subtotal of Estimated Cost	796,310.00

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: MA06S01550109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 ARRA FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised ²
1	Total non-CFFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)	101,326.	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	75,000.	
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	773,600.	
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		1,013,263.

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009 ARRA FFY of Grant Approval:	
PHA Name: Medford Housing Authority	Grant Type and Number Capital Fund Program Grant No: Ma06S01550109 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Original	Total Actual Cost ¹ Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	63,337.	
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,013,263.	1,013,263
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>James Cawen</i>		Date 11.12.09	Signature of Public Housing Director Date

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages			Grant Type and Number				Federal FFY of Grant: 2009 ARRA		
PHA Name: Medford Housing Authority			Capital Fund Program Grant No: MA06S01550109 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
MA01500001:									
Willis	Energy Star Ranges	1460	120	30,000.00	0				
Saltonstall Building	Energy Star Ranges	1460	199	55,000.00	0				
	Energy Heat Convert A/E	1430	199	75,000.00	0				
Doherty Building	Energy Star Ranges	1460	15	4,500.00	0				
	Heat Mod	1460	15	20,000.00	0				
	Roof Mod	1460	15	75,000.00	0				
	Ex Waterproof/Paint	1460	15	20,000.00	0				
	Ceiling Fan Mod	1460	15	4,500.00	0				
Phillips Building	Energy Star Ranges	1460	17	4,500.00	0				
	Heat Mod	1460	17	20,000.00	0				
	Ceiling Fan Mod	1460	17	5,100.00	0				
Tempone Manor	Energy Star Ranges	1460	100	30,000.00	0				
	Water Heater Mod	1460	100	10,000.00	0				
	Bath Mod - Phase II	1460	100	475,000.00	0				
	Garbage Disposal Mod	1460	100	20,000.00	0				
PHA Wide	Administration			101,326.00	0				
	Contingency			63,337.00	0				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages			Grant Type and Number			Federal FFY of Grant: 2009 ARRA		
PHA Name: Medford Housing Authority			Capital Fund Program Grant No: MA06S01550109					
			CFFP (Yes/ No):					
			Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
1499 New Development								
Weldon Manor	Administration	1410	5%		50,663.			
Weldon Manor	Fees and Costs	1430			5,000.			
Weldon Manor	Repair Ramp - Rear of Building	1450	1 Lump Sum		2,300.			
Weldon Manor	Repair Parking Lot	1450	20,000 Sq. Ft.		39,000.			
Weldon Manor	Repair Retaining Walls - Rear of Building	1450	1 Lump Sum		5,000.			
Weldon Manor	Paint all interior common spaces	1470	97,437 Sq. Ft.		112,053.			
1499 New Development								
LaPrise Village	Administration	1410	5%		50,663.			
LaPrise Village	Fees and Costs	1430			10,000.			
LaPrise Village	Repair/Replace Asphalt Pathways/Rear Yard Paving	1450	72,685 SF		52,584.			
LaPrise Village	Grade for Drainage	1450	60,000 SF		30,000.			
LaPrise Village	Repair Storm Drains	1450	2,000 LF		24,000.			
LaPrise Village	Repair Fences	1450	1,500 LF		5,000.			
LaPrise Village	Landscaping (Lawn)	1450	10,000 SF		10,000.			
	Landscaping (Plantings)	1450	25 Plants		5,000.			
LaPrise Village	Stake Downspouts	1460	30 Buildings		32,000.			
LaPrise Village	Accessibility - mobility	1460	7 units- mobility		580,000.			
TOTAL ARRA					1,013,263			

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary

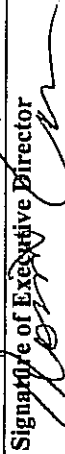
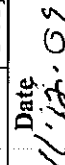
PHA Name: Medford Housing Authority	Grant Type and Number Capital Fund Program Grant No: MJA06P01.5501-08 Replacement Housing Factor Grant No: Date of CFFP:	FY of Grant: 2009 FY of Grant Approval:
--	--	--

Type of Grant		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Endings (6/30/2009)		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹	
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended		
1	Total non-CFF Funds						
2	1406 Operations (may not exceed 30% of line 21) ³						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)	80,049		80049		60722	
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures	525,936		286351		227875	
11	1465.1 Dwelling Equipment - Nonexpendable						
12	1470 Non-dwelling Structures	180,000					
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHP funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		FFY of Grant: 2008 FFY of Grant Approval:	
PHA Name: Medford Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P015501-08 Replacement Housing Factor Grant No: Date of CRFP:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	14,506.	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	800,491.	288,597
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures	540,000.00	
Signature of Executive Director		Signature of Public Housing Director	Date
			11/12/09

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CRF Grants for operations.

⁴ RHF funds shall be included here.

Annual Status: Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-022
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Medford Housing Authority

Grant Type and Number
Capital Fund Program Grant No: MA06P015501-08
CEFP (Yes/ No):
Replacement Housing Factor Grant No:

Federal FFY of Grant: 2008

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MA01500001:								
Willis	Energy Star Appliance Refrigerators			60,000.00		03/09	04/09	Complete
Saltonstall	Energy Star Appliance Refrigerators Elevator Controls & Motors			80,000.00 150,000.00		03/09	04/09	Complete RFS State
Fellsway	Energy Star Appliance Refrigerators			6,000.00		03/09	04/09	Complete
Canal	Energy Star Appliances Refrigerators Kitchen Mod Vacant			6,800.00 10,000.00		03/09	04/09	Complete Ongoing
Tempone Manor	Energy Star Appliances Refrigerators Elevator Controls & Motors Bath Mod Phase 1			40,000.00 50,000.00 300,000.00		03/09	04/09	Complete RFS State To Bid 06/09
PHA Wide	OPERATIONS							
	Administration			80,049.00				
	Contingency			17,627.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

PHA Name: Medford Housing Authority

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 91 of the U.S. Housing Act of 1937, as amended.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Expires 4/30/2011

FFY of Grant: 2007
FFY of Grant Approval:

Capital Fund Program Grant No: MA06P015501-07

FFY of Grant: 2007
FFY of Grant Approval:

☐ Revised Annual Statement (revision no:)
☒ Final Performance and Evaluation Report

2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

PLAS will under 250 units in management may use 100% of CFP Grants for operations.

REF: THIS SHIRT IS INCLUDED HERE.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: MA06P015501-07 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2007 FFY of Grant Approval:	
PHA Name: Medford Housing Authority					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Revised²	Obligated	Total Actual Cost¹
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	18,238.			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	815,931.	815,931	815,931	815,931
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>[Signature]</i>		Date: 11-12-09		Signature of Public Housing Director <i>[Signature]</i>	
				Date	

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Medford Housing Authority

Grant Type and Number

Capital Fund Program Grant No: MAA06P015501-07
CFPP (Yes/ No):
Replacement Housing Factor Grant No:

Federal FY of Grant: 2007

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
				Original	Revised ¹	Funds Obligated ²
15-2 Saltonstall	Bath Mod	1460	200	421,433.	566,073	566,073
	Bath Mod A/E (1430)	1430	200	25,000.	6,750.	6,750
15-6 tEMPONE	Bath Mod,(1430)	1430	100	60,000.	7,500.	7,500
	Window Mod (1460)	1460	100	100,000.	87,362.	87,362
15-1 Willis	Windows	1460	150		27,872	27,872
PHA Wide	Management Improvements					
	OPERATIONS			127,500.	16,275.	16,275
	Administration			63,760.	104,099.	104,099
	Contingency			18,238.		
	CFP TOTAL			815,931	815,931.	815,931

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

PHA Name: Medford Housing Authority

Federal FTY of Grant: 2007

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.